

UPTOWN NEWPORT

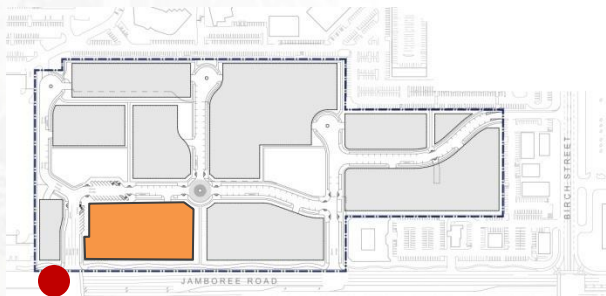
Planning Commission Hearing
September 5, 2013





UPTOWN NEWPORT SITE PLAN

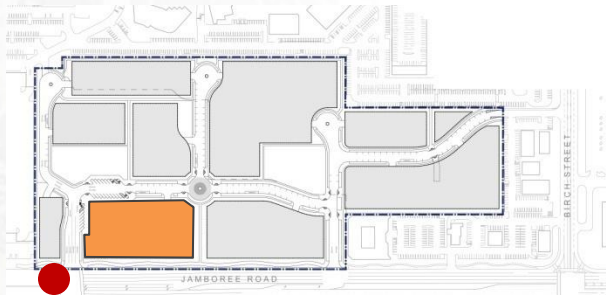
UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 1 – July Submittal

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 1 – Current Submittal

ARCHITECTURE

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Building 1 – July Submittal

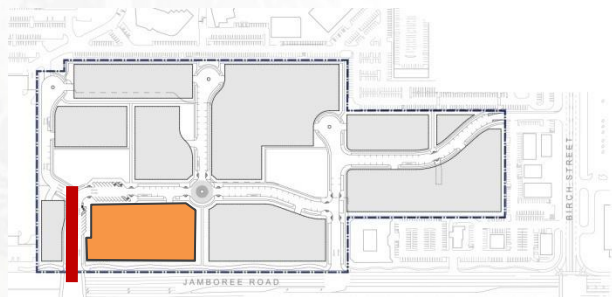
ARCHITECTURE



Building 1 – Current Submittal

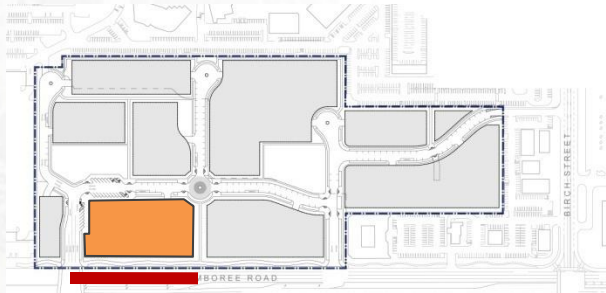
ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 1 – Enhanced Material Areas

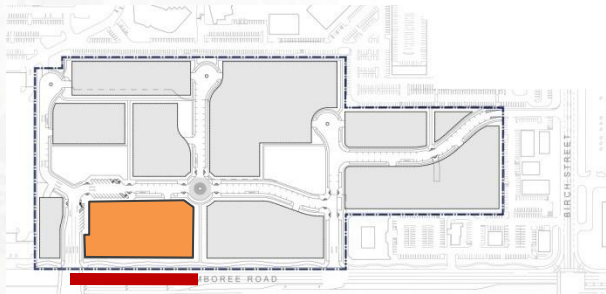
ARCHITECTURE



Building 1 – July Submittal

ARCHITECTURE

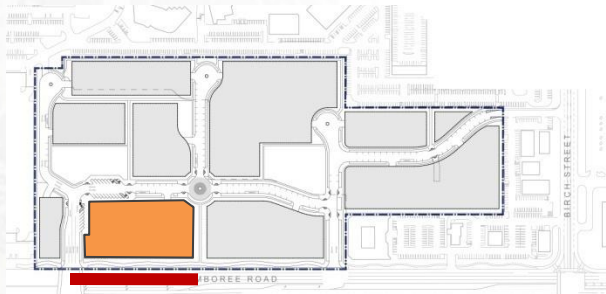
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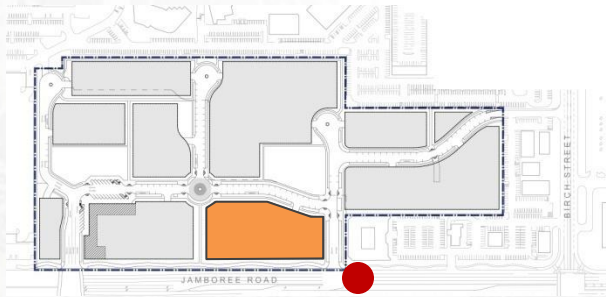
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Building 1 – Enhanced Material Areas

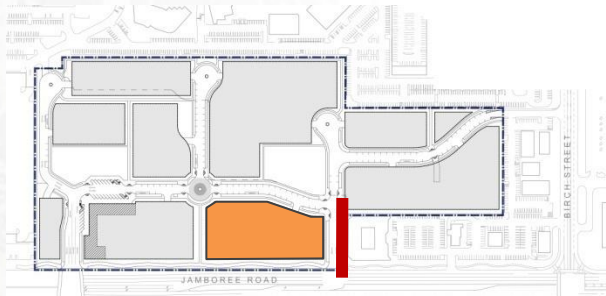
ARCHITECTURE



Building 2 – Current Submittal

ARCHITECTURE

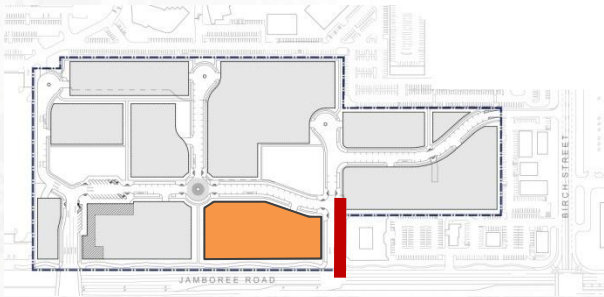
UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



Building 2 – July Submittal

ARCHITECTURE

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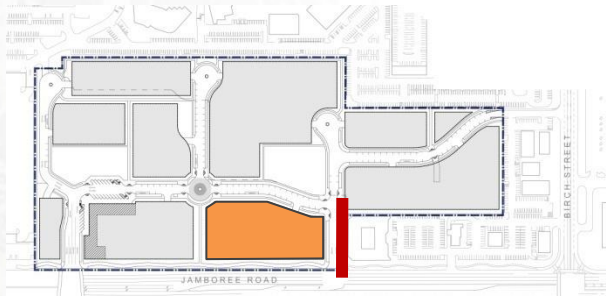
Building 2 – Current Submittal

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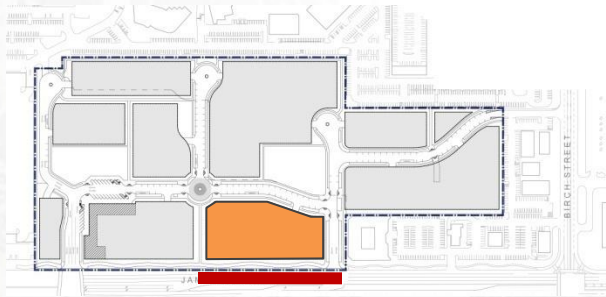


BUILDING 2, ELEVATION E



Building 2 – Enhanced Material Areas

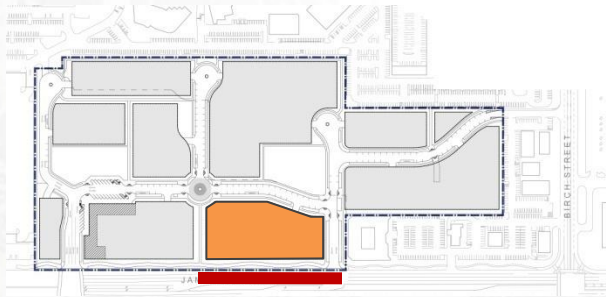
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Building 2 – July Submittal

ARCHITECTURE

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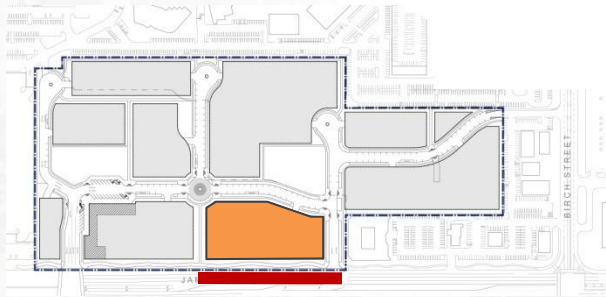
Building 2 – Current Submittal

ARCHITECTURE

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN



BUILDING 2, ELEVATION F



Building 2 – Enhanced Material Areas

ARCHITECTURE



UPTOWN NEWPORT SITE PLAN

UPTOWN NEWPORT PLANNED COMMUNITY DEVELOPMENT PLAN





NOTES

- 1: COMMUNITY FOCAL POINT WITH ENHANCED BASE AND VARIED WINDOW DETAILING AT DIFFERENT FLOORS
- 2: VARIATION IN STOREFRONTS AND DETAILING AT BASE
- 3: PEDESTRIAN ACCESS TO RETAIL FROM GARAGE
- 4: ONE-STORY STEP DOWN
- 5: RECESSED BALCONIES
- 6: HIGHER CEILING WITH TALLER GLASS
- 7: TRIM AT COLOR CHANGE; BASE/ MIDDLE/TOP PROPORTION
- 8: JULIET BALCONIES
- 9: COMMUNITY FOCAL POINT WITH ENHANCED MATERIALS AND EXPANDED GLASS AT CORNER
- 10: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

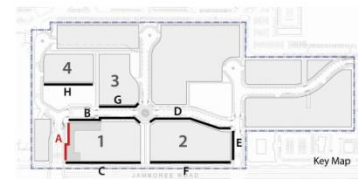


PROTOTYPICAL BUILDING ELEVATIONS

Uptown Newport
Uptown Newport LP

Date: 07-19-2013
Revised: 09-03-2013

Scale: 3/32" = 1'
0' 16' 32'



SHEET

A1

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NOTES

- 1: COMMUNITY FOCAL POINT WITH ENHANCED MATERIALS AND EXPANDED GLASS AT CORNER
- 2: CORNER RETAIL
- 3: MINOR MASSING BREAK
- 4: MAJOR MASSING BREAK
- 5: BALCONY
- 6: CANOPY
- 7: ENHANCED MATERIALS/ FINISHES SHALL INCLUDE STONE, TILE, LIMESTONE PLASTER AND OTHER ENHANCED MATERIALS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.
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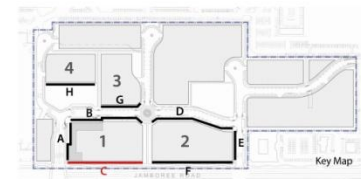


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SHEET

A3

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